130.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	991,300 / 991,300
					USE VALUE:	991,300 / 991,300
					ASSESSED:	991,300 / 991,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		OAK KNOLL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAILEY JAMES D-ELIZABETH J
Owner 2:	
Owner 3:	
Street 1:	7 OAK KNOLL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .174 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Clapboard Exterior and 2002 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7576.000	405,000	3,700	582,600	991,300
Total Card	0.174	405,000	3,700	582,600	991,300
Total Parcel	0.174	405,000	3,700	582,600	991,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 495.22 | /Parcel: 495.22

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	84027
GIS Ref	
GIS Ref	
Insp Date	05/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 130.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	405,000	3700	7,576.	582,600	991,300		Year end	12/23/2021
2021	101	FV	392,700	3700	7,576.	582,600	979,000		Year End Roll	12/10/2020
2020	101	FV	392,700	3700	7,576.	582,600	979,000	979,000	Year End Roll	12/18/2019
2019	101	FV	307,500	3700	7,576.	614,900	926,100	926,100	Year End Roll	1/3/2019
2018	101	FV	317,000	4300	7,576.	453,100	774,400	774,400	Year End Roll	12/20/2017
2017	101	FV	317,000	4300	7,576.	433,700	755,000	755,000	Year End Roll	1/3/2017
2016	101	FV	317,000	4300	7,576.	401,300	722,600	722,600	Year End	1/4/2016
2015	101	FV	299,300	4300	7,576.	336,600	640,200	640,200	Year End Roll	12/11/2014

!10167!

PRINT

Date	Time
12/30/21	10:13:49

LAST REV

Date	Time
06/14/18	10:18:45
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10167

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12614-89		4/11/1974		38,700	No	No		N

USER DEFINED

Prior Id # 1:	84027
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/2/2014	1103	Re-Roof	12,285		9/2/2014			Strip and re-roof.
6/1/2006	420	Manual	3,800					repace clapboards
12/1/1993	597		5,000					ADD 1/2 BATH

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	MEAS&NOTICE	HS	Hanne S
11/22/2008	Meas/Inspect	345	PATRIOT
11/3/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7576		Sq. Ft.	Site		0	90.	0.85	10									582,550						582,600	

Total AC/HA:	0.17392	Total SF/SM:	7576	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 582,550	Spl Credit	Total: 582,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22189546
Const Adj.:	1.00739920
Adj $ / SQ:	160.022
Other Features:	91300
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	550242
Depreciation:	145264
Depreciated Total:	404978

COMMENTS

OF=SINK IN BMT. WOOD STOVE IN FPL..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M

Totals		
1	6	3

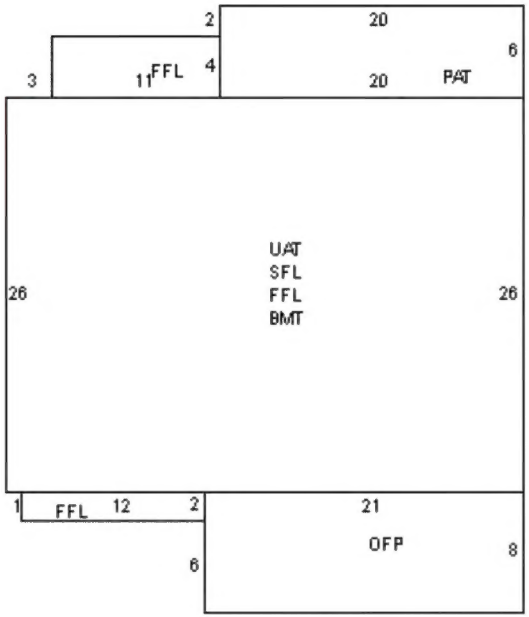
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	193.63
Special Features:	0	Val/Su Net:	125.43
Final Total:	405000	Val/Su SzAd	220.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	952	160.020	152,341
BMT	Basement	884	48.010	42,438
SFL	Second Floor	884	160.020	141,459
UAT	Upper Attic	221	100.010	22,103
OFP	Open Porch	168	26.520	4,455
PAT	Patio	120	5.410	650

Net Sketched Area:	3,229	Total:	363,446
Size Ad	1836	Gross Area	3892	FinArea	2002
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 130.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1915	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700